

ORIGINAL

FILED

MAR 10 2016

U.S. COURT OF  
FEDERAL CLAIMS

1100 W. EWING ASSOC. LLC

)

Plaintiffs,

) Case No:

vs.

) Judge:

THE UNITED STATES OF AMERICA,

)

Defendant.

)

16-314 L

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**COMPLAINT**

**JURISDICTION**

1. This Court has jurisdiction pursuant to 28 U.S.C. §1491(a)(1) ("Tucker Act") because this action presents a claim against the United States which is founded upon the Constitution and Statutes of the United States.

**STATUTES AND CONSTITUTIONAL PROVISIONS**

2. Plaintiff's claim is based upon 1) the Fifth Amendment to the United States Constitution prohibiting the taking of private property for public use, without just compensation; 2) The National Trails System Act Amendments of 1983, 16 U.S.C. § 1247(d) ("Trails Act"); and 3) The Tucker Act, 28 U.S.C. § 1491(a) ("Tucker Act").

3. Plaintiff seeks costs and attorneys' fees incurred pursuant to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U.S.C. §4654(c) (2000), which provides that Plaintiff is entitled to "reasonable costs, disbursements and expenses, including reasonable attorney, appraisal and engineering fees, actually incurred because of [the] proceeding." 42 U.S.C. §4654(c) (2000).

**COUNT I  
(TAKINGS CLAIM)**

4. Burlington Northern Santa Fe Railway Company (“BNSF”) formerly owned an easement for railroad purposes, extending from milepost 4.53 and the end of the line at engineering station 258+7 in Seattle, Washington a distance of 1,100 linear feet in King County, Washington (the "Railroad Line"). The easement lay across property owned by Plaintiff. Upon abandonment of the easement, Plaintiff's property would have been unburdened by any easement.

5. 1100 W. Ewing Assoc. LLC is a limited liability company of the State of Washington that owned land adjacent to the railroad easement on the date of the taking, September 17, 2015. 1100 W. Ewing Assoc. LLC's property, Parcel Number 766620-0070, includes the fee title to all that property to the centerline of the abandoned right-of-way that is now subject to the easement for an interim trail and possible future railroad reactivation. (A copy of the deed and assessor parcel report evidencing 1100 W. Ewing Assoc. LLC's ownership of the above described property on the date of the taking is attached as Exhibit “A”).

6. On August 20, 2015, the City of Seattle filed a Trail Use Request and a statement of willingness to assume financial responsibility with the STB.

7. On September 17, 2015, the STB issued a Notice of Interim Trail Use (“NITU”) relating to the Railroad Line.

8. But for operation of the Trails Act, the Plaintiff would have the exclusive right to physical ownership, possession and use of their property free of any easement for recreational trail use or future railroad use.

9. By operation of the Trails Act, the United States took Plaintiff's property for which it is Constitutionally obligated to pay just compensation.

10. Pursuant to Washington law, when BNSF ceased operation of a railroad over the Plaintiffs' property and took steps demonstrating abandonment, the easement was abandoned and the Plaintiffs regained the right to use and possess their property free of any easement.

11. The United States' actions damaged Plaintiffs by taking a portion of their property, by diminishing the value of the remaining property, and by attenuating delay damages based upon the delayed payment of compensation.

Date: March 8, 2016

STEWART, WALD & McCULLEY, L.L.C.

By 

Thomas S. Stewart  
Elizabeth G. McCulley  
2100 Central St. Suite 22  
Kansas City, MO 64108  
(816) 303-1500  
(816) 827-8068 (facsimile)  
[stewart@swm.legal](mailto:stewart@swm.legal)  
[mcculley@swm.legal](mailto:mcculley@swm.legal)

and

Steven M. Wald  
Michael J. Smith  
12747 Olive Blvd. Suite 280  
St. Louis, MO 63141  
(314) 720-0220  
(314) 899-2925 (facsimile)  
[wald@swm.legal](mailto:wald@swm.legal)  
[smith@swm.legal](mailto:smith@swm.legal)

ATTORNEYS FOR PLAINTIFFS

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Dwayne E Copple  
Williams, Kastner & Gibbs  
P. O. Box 21926  
Seattle, WA 98111-3926

**STATUTORY WARRANTY DEED**

Grantor: Ocean Beauty Seafoods, Inc.  
Grantee: 1100 W. Ewing Associates, L.L.C.

Legal Description: That portion of Block 2, Seattle Tide Lands and of Blocks 13, 14 and 24, Ross Addition to the City of Seattle, the full legal description of which is set forth below.

Tax Parcel No.: 227160-5230-01; 766620-0070-01 and 766620-0055-00

Reference Nos. of  
Documents Released  
or Assigned: N/A

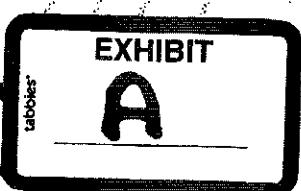
THE GRANTOR, OCEAN BEAUTY SEAFOODS, INC., a Washington corporation, for and in consideration of Ten Dollars in hand paid, conveys and warrants to 1100 W. EWING ASSOCIATES, L.L.C., a Washington limited liability company, the following described real estate, situate in the County of King, State of Washington:

That portion of Block 2, Seattle Tide Lands and of Blocks 13, 14 and 24, Ross Addition to the City of Seattle, according to the plat thereof, recorded in Volume 2 of Plats, page 96, in King County, Washington, and of vacated West Brawley Street and vacated West Blewett Street and of Unplatted Reserve A of Gilman's Addition to the City of Seattle, according to the plat thereof, recorded in Volume

CHICAGO TITLE INS. CO  
REF# 526751-6

S2-605701.1

E1651687 11/23/98 178000.00 10



5 of Plats, page 93, in King County, Washington, which portion of Reserve A was originally a portion of H. A. Smith's Donation Land Claim and of Government Lot 3, Section 13, Township 25 North, Range 3 East, Willamette Meridian, in King County, Washington, described as follows:

Beginning at the intersection of the Southerly extension of the West line of Lot 3, Block 2, Seattle Tide Lands with the Northerly margin of West Ewing Street as established by City of Seattle Ordinance Number 17273; thence North, according to the Meridian of said Seattle Tide Lands, (the cardinal bounds given herein are specific not general) 564.17 feet to the Northwest corner of said Lot 3; thence East along the North line of said Block 2, a distance of 353.98 feet to an angle point therein; thence South 50°29'00" East along the Northeasterly line of said Block 2, a distance of 553.43 feet to the most easterly corner of a tract of land conveyed to midtown investment company by deed recorded under recording number 6459668; thence South 39°31'00" West along the Southeasterly line of said tract, 493.98 feet to an intersection with a line 25 feet northerly, measured radially and/or at right angles, of the Northerly margin of the Northern Pacific Railroad right of way, Sumas Branch Line; thence Westerly along said parallel and/or concentric line, following an arc of a curve the center of which bears North 10°26'07" East 700.00 feet from the last described point, an arc distance of 132.84 feet to a point of tangency; thence North 68°41'30" West, 80.18 feet to the West line of said Government Lot 3; thence North 0°02'15" East along said West line 26.83 feet; thence North 77°04'41" West, 65.11 feet to an intersection with the northerly margin of said West Ewing Street; thence Westerly along said northerly margin, following an arc of a curve the center of which bears South 23°02'38" West 1,046.37 feet from the last described point an arc distance of 210.53 feet to the point of beginning.

SUBJECT TO:

1. Easement and the terms and conditions thereof between Grantor and the City of Seattle recorded July 14, 1947 under recording number 3704704.
2. Easement and the terms and conditions thereof between Grantor and Owners of property adjacent in Government Lot 3 recorded April 2, 1965 under recording number 5862011.
3. Easement and the terms and conditions thereof between Grantor and the Northwestern Mutual Life Insurance Company recorded May 2, 1979 under recording number 7905020149.
4. Exceptions and reservations contained in deed from the State of Washington, whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working

9811231790

9811231790

the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry; recorded under recording number 3989695.

Right of State of Washington or its successors, subject to payment of compensation therefor, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

5. Release of damages contained in King County Superior Court cause # 21942 entered March 11, 1895, from damages relating to operation of Lake Washington ship canal.

6. Release of damage agreement and the terms and conditions thereof between Grantor and future owners and City of Seattle recorded April 22, 1958 under recording number 4893943.

7. Release of damage agreement and the terms and conditions thereof between Grantor and future owners and City of Seattle recorded July 28, 1978 under recording number 7807280720; said agreement also appears of record under instrument recorded under recording number 7910120879.

8. Memorandum of Boundary Line and License Agreement for encroachment of fence and dock onto said premises, and the terms and conditions thereof between Washington Fish and Oyster Company and Samuel D. LeClercq and Susan A. LeClercq, recorded August 10, 1983 under recording number 8308100800.

9. Any prohibition or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now or has been formerly covered by water.

10. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

11. Unrecorded lease, including the terms and conditions thereof between Midtown Investment Co. and Safeco Insurance Company of America, disclosed by statutory warranty deeds recorded under recording numbers 7711151073 and 7711151074.

DATED: November 17, 1998.

OCEAN BEAUTY SEAFOODS, INC.

By Douchning  
Its Seal - Fingerprint

STATE OF WASHINGTON )

COUNTY OF KING )

) ss.

On this day personally appeared before me Douglas A. Duehnig, to me known to be the Secretary of Ocean Beauty Seafoods, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the same instrument.

GIVEN under my hand and official seal this 17 day of November, 1998.

Sue A Rasmussen  
Sue A Rasmussen

(print notary's name)

Notary Public in and for the State of  
Washington, residing at Maple Valley  
My commission expires: 11-04-2008

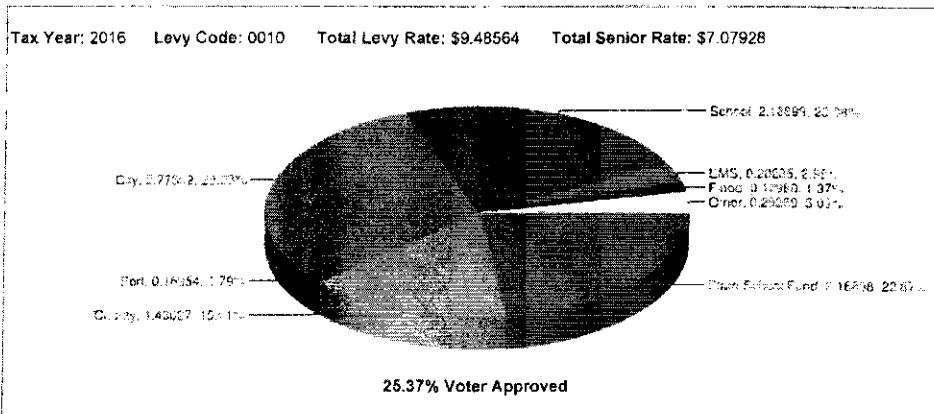
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[New Search](#) [Property Tax Bill](#) [Map This Property](#) [Glossary of Terms](#) [Area Report](#) [Property Detail](#)
**PARCEL**

Parcel Number	766620-0070
Name	1100 W EWING ASSOC LLC
Site Address	1100 W EWING ST 98119
Legal	SEATTLE TIDE LDS PORTION BLK 2 SEATTLE TIDE LANDS, & OF BLKS 13, 14 & 24 ROSS ADDITION TO CITY OF SEATTLE, & OF VACATED WEST BRAWLEY ST & VACATED WEST BLEWETT ST, & OF UNPLATTED RESERVE A OF GILMAN'S ADDITION TO CITY OF SEATTLE, & OF GOVT LOT 3 STR 13-25-03 DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF SLY EXTENSION OF WEST LINE OF LOT 3 BLK 2 SEATTLE TIDELANDS WITH NLY MGN WEST EWING ST AS ESTABLISHED BY CITY OF SEATTLE ORD NO. 17273 TH NORTH, ACCORDING TO MERIDIAN OF SD SEATTLE TIDE LANDS 564.17FT TO NW CORNER SD LOT 3 TH EAST ALONG NORTH LINE SD BLK 2 353.98 FT TO ANGLE PT THEREIN TH S 50-29-00 E ALONG NELY LINE SD BLK 2 DIST OF 553.43 FT TO MOST ELY CORNER OF TRACT CONVEYED TO MIDTOWN INVESTMENT CO BY DEED REC NO. 6459668 TH S 39-31-00 W ALONG SELY LINE SD TRACT 493.98 FT TO INTERSECTION WITH LINE 25 FT NLY MEASURED RADIALY AND/OR RIGHT ANGLES, OF NLY MGN OF NORTHERN PACIFIC RAILROAD R/W SUMAS BRANCH LINE TH WLY ALONG SD PARALLEL AND/OR CONCENTRIC LINE, ALONG CURVE, CENTER BEARING N 10-28-07 E 700 FT DISTANCE OF 132.84 FT TO PT OF TANGENCY TH N 68-41-30 W 80.18 FT TO WEST LINE SD GOVT LOT 3 TH N 0-02-15 E ALONG SD WEST LINE 26.83 FT TH N 77-04-41 W 85.11 FT TO NLY MGN SD WEST EWING ST TH WLY ALONG SD NLY MGN ALONG CURVE CENTER BEARING S 23-02-38 W 1046.37 FT DIST OF 210.53 FT TO BEGINNING

**BUILDING 1**

Year Built	1978
Building Net Square Footage	105100
Construction Class	MASONRY
Building Quality	LOW/AVERAGE
Lot Size	395134
Present Use	Warehouse
Views	No
Waterfront	SHIP CANAL

**TOTAL LEVY RATE DISTRIBUTION**
[Click here to see levy distribution comparison by year.](#)
**TAX ROLL HISTORY**

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2015	2016	9,644,900	1,000	9,645,900	9,644,900	1,000	9,645,900
2014	2015	8,074,400	1,000	8,075,400	8,074,400	1,000	8,075,400
2013	2014	8,496,600	1,000	8,497,600	8,496,600	1,000	8,497,600
2012	2013	8,496,600	1,000	8,497,600	8,496,600	1,000	8,497,600
2011	2012	8,496,600	1,000	8,497,600	8,496,600	1,000	8,497,600
2010	2011	8,496,700	1,000	8,497,700	8,496,700	1,000	8,497,700

**Reference Link:**

- [King County Tax Districts Codes and Levies \(PDF\)](#)
- [King County Tax Links](#)
- [Property Tax Advisor](#)
- [Washington State Department of Revenue \(External link\)](#)
- [Washington State Board of Tax Appeals \(External link\)](#)
- [Board of Appeals/Equalization](#)
- [Districts Report](#)
- [IMap](#)
- [Recorder's Office](#)
- [Scanned images of surveys and other map documents](#)
- [Scanned Images of plats](#)

2009	2010	8,496,700	1,000	8,497,700	8,496,700	1,000	8,497,700
2008	2009	8,496,700	850,800	9,347,500	8,496,700	850,800	9,347,500
2007	2008	8,297,200	1,050,300	9,347,500	8,297,200	1,050,300	9,347,500
2006	2007	8,297,200	1,050,300	9,347,500	8,297,200	1,050,300	9,347,500
2005	2006	7,978,100	2,539,500	10,517,600	7,978,100	2,539,500	10,517,600
2004	2005	7,978,100	1,369,400	9,347,500	7,978,100	1,369,400	9,347,500
2003	2004	5,983,500	1,511,400	7,494,900	5,983,500	1,511,400	7,494,900
2002	2003	5,983,500	2,631,200	8,614,700	5,983,500	2,631,200	8,614,700
2001	2002	5,983,500	3,009,800	8,993,300	5,983,500	3,009,800	8,993,300
2000	2001	5,983,500	3,009,800	8,993,300	5,983,500	3,009,800	8,993,300
1999	2000	5,983,500	3,009,800	8,993,300	5,983,500	3,009,800	8,993,300
1998	1999	3,485,300	2,114,700	5,600,000	3,485,300	2,114,700	5,600,000
1997	1998	0	0	0	2,034,100	1,815,900	3,850,000
1996	1997	0	0	0	2,034,100	1,807,800	3,841,900
1995	1996	0	0	0	2,034,100	1,807,800	3,841,900
1994	1995	0	0	0	2,034,100	1,807,800	3,841,900
1992	1993	0	0	0	2,942,200	1,807,800	4,750,000
1990	1991	0	0	0	2,488,200	909,800	3,398,000
1988	1989	0	0	0	2,035,200	1,422,000	3,457,200
1986	1987	0	0	0	1,604,400	1,802,800	3,407,200
1984	1985	0	0	0	1,604,400	1,802,800	3,407,200
1982	1983	0	0	0	1,189,400	2,212,000	3,401,400

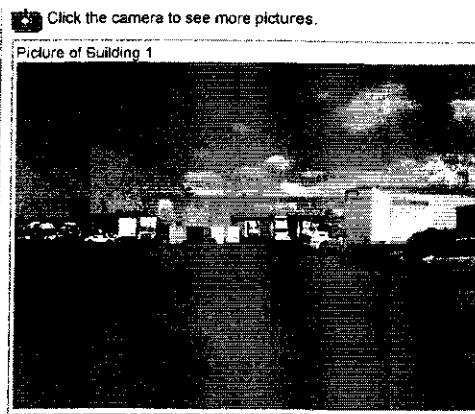
<a href="#">New Search</a>	<a href="#">Property Tax Bill</a>	<a href="#">Map This Property</a>	<a href="#">Glossary of Terms</a>	<a href="#">Area Report</a>	<a href="#">Print Property Detail</a>																							
PARCEL DATA						Reference Li																						
Parcel	766620-0070		Jurisdiction	SEATTLE																								
Name	1100 W EWING ASSOC LLC		Levy Code	0010																								
Site Address	1100 W EWING ST 98119		Property Type	C																								
Geo Area	12-50		Plat Block / Building Number	2 &																								
Spec Area			Plat Lot / Unit Number	6 THRU 10 &																								
Property Name	OCEAN BEAUTY SEAFOODS		Quarter-Section-Township-Range	NW-13-25-3																								
<b>Legal Description</b> SEATTLE TIDE LOTS PORTION BLK 2 SEATTLE TIDE LANDS, & OF BLKS 13, 14 & 24 ROSS ADDITION TO CITY OF SEATTLE, & OF VACATED WEST BRAWLEY ST & VACATED WEST BLEWETT ST, & OF UNPLATTED RESERVE A OF GILMAN'S ADDITION TO CITY OF SEATTLE, & OF GOVT LOT 3 STR 13-25-03 DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF SLY EXTENSION OF WEST LINE OF LOT 3 BLK 2 SEATTLE TIDE LANDS WITH NLY MGN WEST EWING ST AS ESTABLISHED BY CITY OF SEATTLE ORD NO. 17273 TH NORTH, ACCORDING TO MERIDIAN OF SD SEATTLE TIDE LANDS 564.17FT TO NW CORNER SD LOT 3 TH EAST ALONG NORTH LINE SD BLK 2 353.98 FT TO ANGLE PT THEREIN TH S 50-29-00 E ALONG NELY LINE SD BLK 2 DIST OF 553.43 FT TO MOST ELY CORNER OF TRACT CONVEYED TO MIDTOWN INVESTMENT CO BY DEED REC NO 645966B TH S 39-31-00 W ALONG SELY LINE SD TRACT 493.98 FT TO INTERSECTION WITH LINE 25 FT NLY MEASURED RADIALLY AND/OR RIGHT ANGLES, OF NLY MGN OF NORTHERN PACIFIC RAILROAD R/W, SUMAS BRANCH LINE TH WLY ALONG SD PARALLEL AND/OR CONCENTRIC LINE, ALONG CURVE, CENTER BEARING N 10-26-07 E 700 FT DISTANCE OF 132.84 FT TO PT OF TANGENCY TH N 68-41-30 W 80.18 FT TO WEST LINE SD GOVT LOT 3 TH N 0-02-15 E ALONG SD WEST LINE 28.83 FT TH N 77-04-41 W 65.11 FT TO NLY MGN SD WEST EWING ST TH WLY ALONG SD NLY MGN ALONG CURVE CENTER BEARING S 23-02-38 W 1046.37 FT DIST OF 210.53 FT TO BEGINNING Plat Block: 2 & Plat Lot: 6 THRU 10 &																												
LAND DATA																												
																												
Highest & Best Use As If Vacant	MANUFACTURING		Percentage Unusable	0																								
Highest & Best Use As Improved	OTHER		Unbuildable	NO																								
Present Use	Warehouse		Restrictive Size Shape	NO																								
Land SqFt	395,134		Zoning	IG1 U/45																								
Acres	9.07		Water	WATER DISTRICT																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; padding: 2px;">Views</td> <td style="width: 75%; padding: 2px;">Waterfront</td> </tr> <tr> <td>Rainier</td> <td>Waterfront Location</td> </tr> <tr> <td>Territorial</td> <td>Waterfront Footage</td> </tr> <tr> <td>Olympics</td> <td>Lot Depth Factor</td> </tr> <tr> <td>Cascades</td> <td>Waterfront Bank</td> </tr> <tr> <td>Seattle Skyline</td> <td>Tide/Shore</td> </tr> <tr> <td>Puget Sound</td> <td>Waterfront Restricted Access</td> </tr> <tr> <td>Lake Washington</td> <td>Waterfront Access Rights</td> </tr> <tr> <td>Lake Sammamish</td> <td>Poor Quality</td> </tr> <tr> <td>Lake/River/Creek</td> <td>Proximity Influence</td> </tr> <tr> <td>Other View</td> <td>Nuisances</td> </tr> </table>							Views	Waterfront	Rainier	Waterfront Location	Territorial	Waterfront Footage	Olympics	Lot Depth Factor	Cascades	Waterfront Bank	Seattle Skyline	Tide/Shore	Puget Sound	Waterfront Restricted Access	Lake Washington	Waterfront Access Rights	Lake Sammamish	Poor Quality	Lake/River/Creek	Proximity Influence	Other View	Nuisances
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Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO
Environmental	
Environmental	NO

**BUILDING**

Building Number	1
Building Description	FISH PROCESSING & COLD STORAGE
Number Of Buildings Aggregated	1
Predominant Use	INDUSTRIAL LIGHT MANUFACTURING (494)
Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	LOW/AVERAGE
Stories	1
Building Gross Sq Ft	105,100
Building Net Sq Ft	105,100
Year Built	1978
Eff. Year	1978
Percentage Complete	100
Heating System	WARMED AND COOLED AIR
Sprinklers	Yes
Elevators	1 2



## Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
2	COLD STORAGE FACILITIES (447)		1	32		28,300	28,300
1	INDUSTRIAL LIGHT MANUFACTURING (494)		1	20		38,400	38,400

## Section Feature(s) Of Section Number: 1

Feature Type	Gross Sq Ft	Net Sq Ft
MEZZANINES-OFFICE (761)	13,400	13,400
MEZZANINES-STORAGE (763)	25,000	25,000

**TAX ROLL HISTORY**

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
766620007001	2015	2016		0010	9,644,900	1,000	9,645,900	0	9,644,900	1,000	9,645,900	
766620007001	2014	2015		0010	8,074,400	1,000	8,075,400	0	8,074,400	1,000	8,075,400	
766620007001	2013	2014		0010	8,496,600	1,000	8,497,600	0	8,496,600	1,000	8,497,600	
766620007001	2012	2013		0010	8,496,600	1,000	8,497,600	0	8,496,600	1,000	8,497,600	
766620007001	2011	2012		0010	8,496,500	1,000	8,497,600	0	8,496,500	1,000	8,497,600	
766620007001	2010	2011		0010	8,496,700	1,000	8,497,700	0	8,496,700	1,000	8,497,700	
766620007001	2009	2010		0010	8,495,700	1,000	8,497,700	0	8,496,700	1,000	8,497,700	
766620007001	2008	2009		0010	8,496,700	650,800	9,347,500	0	8,496,700	850,800	9,347,500	
766620007001	2007	2008		0010	8,297,200	1,050,300	9,347,500	0	8,297,200	1,050,300	9,347,500	
766620007001	2006	2007		0010	8,297,200	1,050,300	9,347,500	0	8,297,200	1,050,300	9,347,500	
766620007001	2005	2006		0010	7,978,100	2,539,500	10,517,600	0	7,978,100	2,539,500	10,517,600	
766620007001	2004	2005		0010	7,978,100	1,369,400	9,347,500	0	7,978,100	1,369,400	9,347,500	
766620007001	2003	2004		0010	5,983,500	1,511,400	7,494,900	0	5,983,500	1,511,400	7,494,900	
766620007001	2002	2003		0010	5,983,500	2,631,200	8,614,700	0	5,983,500	2,531,200	8,614,700	
766620007001	2001	2002		0010	5,983,500	3,009,800	8,993,300	0	5,983,500	3,009,800	8,993,300	
766620007001	2000	2001		0010	5,983,500	3,009,800	8,993,300	0	5,983,500	3,009,800	8,993,300	
766620007001	1999	2000		0010	5,983,500	3,009,800	8,993,300	0	5,983,500	3,009,800	8,993,300	
766620007001	1998	1999		0010	3,485,300	2,114,700	5,600,000	0	3,485,300	2,114,700	5,600,000	
766620007001	1997	1998		0010	0	0	0	0	2,024,100	1,815,900	3,839,000	

766620007001	1996	1997	0010	0	0	0	0	2,034,100	1,807,800	3,841,900
766620007001	1995	1996	0010	0	0	0	0	2,034,100	1,807,800	3,841,900
766620007001	1994	1995	0010	0	0	0	0	2,034,100	1,807,800	3,841,900
766620007001	1992	1993	0010	0	0	0	0	2,942,200	1,807,800	4,750,000
766620007001	1990	1991	0010	0	0	0	0	2,486,200	809,800	3,398,000
766620007001	1988	1989	0010	0	0	0	0	1,035,200	1,422,000	3,457,200
766620007001	1986	1987	0010	0	0	0	0	1,604,400	1,802,800	3,407,200
766620007001	1984	1985	0010	0	0	0	0	1,604,400	1,802,800	3,407,200
766620007001	1982	1983	0010	0	0	0	0	1,189,400	2,212,000	3,401,400

**SALES HISTORY**

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2762109	20151018000687	10/7/2015	\$0.00	1100 W EWING ASSOCIATES LLC	HBK-EWING LLC+CLOVELLY LLC+SELBY-EWING ST ENTERPRISES LLC	Statutory Warranty Deed	Other
1651627	199811231790	11/17/1998	\$10,000,000.00	OCEAN BEAUTY SEAFOODS INC	1100 W EWING ASSOCIATES LLC	Statutory Warranty Deed	None
1414687	199501311226	1/23/1995	\$0.00	WASHINGTON FISH+OYSTER CO	OCEAN BEAUTY SEAFOODS INC	Quit Claim Deed	Other

**REVIEW HISTORY**

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2010	0902837	Local Appeal	\$9,347,500	1/1/1900	\$8,497,700	REVISE	Completed
2009	71389	State Appeal	\$9,347,500	10/7/2010	\$9,347,500	SUSTAIN	Completed
2009	0806365	Local Appeal	\$9,347,500	1/1/1900	\$9,347,500	SUSTAIN	Completed
2007	0600649	Local Appeal	\$10,730,400	1/1/1900	\$9,347,500	REVISE	Completed
2006	0502806	Local Appeal	\$10,517,600	1/1/1900	\$0		Completed
2005	0404771	Local Appeal	\$10,180,400	1/1/1900	\$9,347,500	REVISE	Completed
1995	9404288	Local Appeal	\$4,750,000	1/1/1900	\$0		Completed

**PERMIT HISTORY**

Permit Number	Permit Description	Type	Issue Date	Permit Value	Issuing Jurisdiction	Reviewed Date
6458864	Installation of pallet racking at southeast portion of cold storage area in existing warehouse building, per plan.	Remodel	6/25/2015	\$36,800	SEATTLE	8/13/2015

**HOME IMPROVEMENT EXEMPTION**

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